



## **River District Phase One Infrastructure Reimbursement**

Economic Development Committee  
June 7, 2017



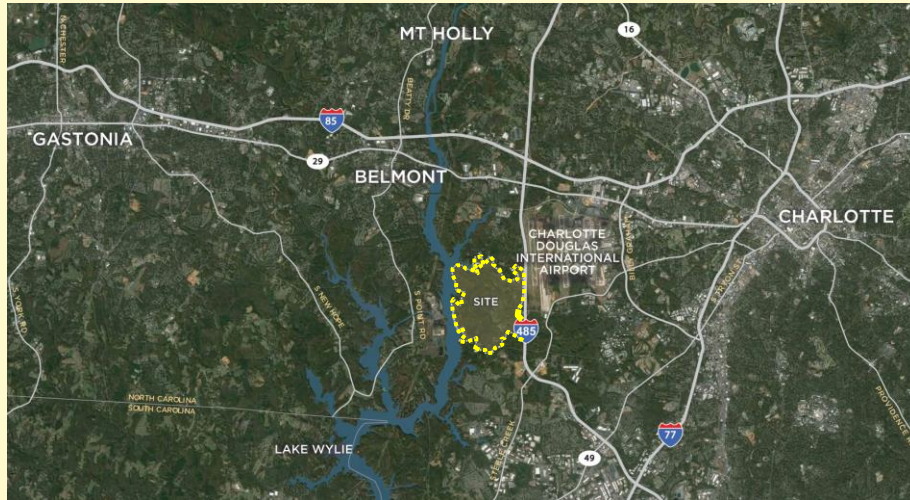
### **Presentation Agenda**

- Purpose
- Entitlement Summary
- Economic & Fiscal Impact
- Community Objectives
- Previous CIP and Strategic Plans
- Proposed Phase One Infrastructure Improvements
- Next Steps

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## River District



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## River District Entitlement Summary

### Entitlements

	Phase 1 (2018-2022)	Phase 2 (2021-2024)	Phase 3 (2023-2028)	Total
Office	1,000,000 SF	3,000,000 SF	4,000,000 SF	8,000,000 SF
Retail	75,000 SF	125,000 SF	300,000 SF	500,000 SF
Residential	815 units	1,155 units	2,315 units	4,285 units
Affordable	85 units	95 units	185 units	365 units
Hotel	150 rooms	250 rms	500 rms	900 rms
Assisted Living	0 du	0 du	200 du	200 du

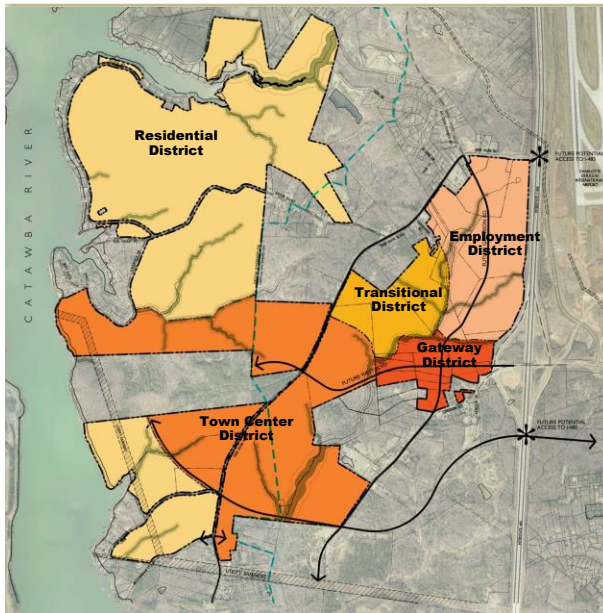
### Site Breakdown

	Total	Crescent	Lincoln Harris
Land area (ac)	1,377	1,051	326
Open space (ac)	550	452	98
Net developable (ac)	827	599	228

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## River District Development Districts



### EMPLOYMENT DISTRICT

- Home of corporate relocations and larger employment users
- Residential and retail included to support jobs

### GATEWAY DISTRICT

- Considered the front door of the River District, featuring a welcoming linear park, office, and retail

### TRANSITIONAL DISTRICT

- Home to a variety of uses, serves as a connection to the "Town Center" and offers a mixture of uses

### TOWN CENTER DISTRICT

- Primary area where employment, retail, living and play come together

### RESIDENTIAL DISTRICT

- Residential districts offer a variety of detached and attached, for-sale and for-rent housing options with supportive neighborhood retail

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## River District Phase One Economic & Fiscal Impact


- 4,000 permanent jobs created
  - \$57,000 annual salary
- 1,300 construction jobs
- New tax base of approximately \$422,000,000
- Approximately \$95,000,000 in incremental City property tax revenue over 30 years
- Workforce/affordable housing
- MWSBE inclusion
- Workforce development initiatives
- Multi-use paths

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## River District Community Objectives

Infrastructure	People	Community
<ul style="list-style-type: none"> <li>• <b>CIP / TIG Benefits</b> <ul style="list-style-type: none"> <li>– Transportation Choices</li> <li>– Livable Communities</li> <li>– Job Growth</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Community Letter</b> <ul style="list-style-type: none"> <li>– Good Paying Jobs</li> <li>– Quality Affordable Housing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Council Focus Area</b></li> <li>• <b>Traits of Winning Cities</b> <ul style="list-style-type: none"> <li>– Create Positive Buzz</li> <li>– Millennial Magnet</li> <li>– Workforce Dynamics</li> <li>– 15-Minute Livable Communities</li> <li>– Big Tent</li> <li>– Open Mind</li> <li>– Affordable Spaces</li> <li>– Beyond Borders</li> </ul> </li> </ul>

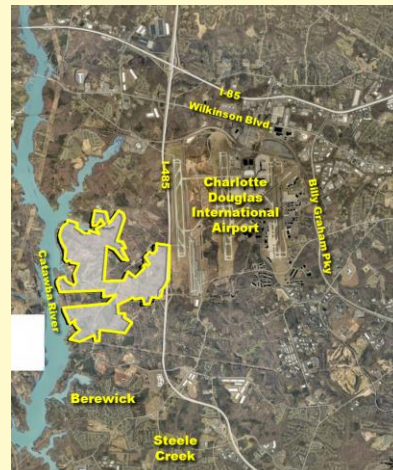


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## River District Previous Plans

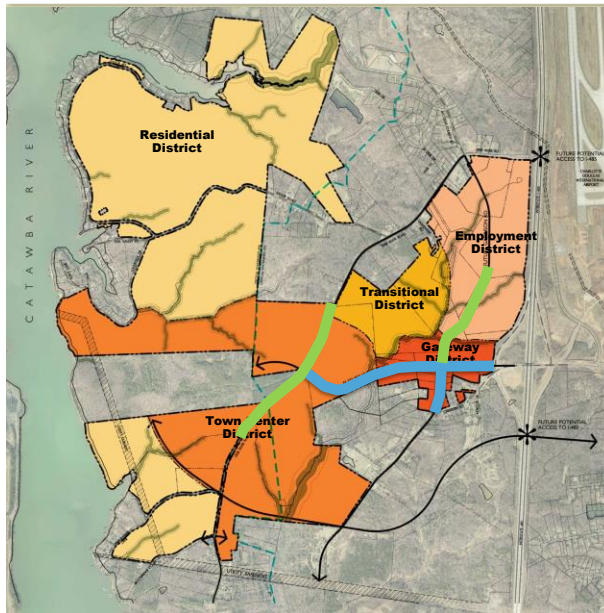
- Implements principles from previous planning efforts – Dixie-Berryhill Strategic Plan (2003) and Airport Area Strategic Plan (2016)
  - Mixed use communities
  - Expanded & higher density employment opportunities
  - Quality and environmentally sensitive development
- Community Investment Plan Strategy (2016)
  - Implement Dixie-Berryhill Strategic Plan
  - Create infrastructure to support future development and leverage existing investment
  - Catalyze and partner with private development



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## River District Phase One Infrastructure Improvements



### River District Road Improvements - Phase One

- West Blvd  
Proposed 2016 CIP
- Garrison & Dixie  
River Road  
improvements  
(Proposed Phase  
One TIG)

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## River District Phase One Infrastructure Improvements

- Community Investment Plan
  - \$16.2 million
  - West Boulevard Extension to Dixie River Road
- Tax Increment Grant (Phase One) – City only
  - \$15.0 million
  - Garrison and Dixie River Roads
- Private Developer
  - \$25.0 million
  - Local Road Network
  - I-485 Interchange
- Total Infrastructure Investment – Phase One
  - \$56.2 million

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## River District Next Steps

- July/August: Follow-up with Economic Development Committee with agreement terms
- Voluntary annexation
- September/October: Potential City Council decision on Phase One infrastructure reimbursement agreements – TIG and CIP

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